

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 25, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-34468 - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: UNIVERSITY BOARD OF REGENTS**

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**\*\* CONDITIONS \*\*****STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3329) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/12/09, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0089-87 and all other subsequent site-related actions.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a proposed 18,742 square-foot addition to an existing classroom building, which is located on the Community College of Southern Nevada campus at the northeast corner of Oakey Boulevard and Torrey Pines Drive. The proposed 18,742 square-foot addition is consistent with previous approvals and is harmonious and compatible with other uses on the Community College of Southern Nevada site, therefore, staff is recommending approval of this application.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc and Property Sales</i></b>	
07/23/73	A deed was recorded for a changed of ownership on the subject site.
11/07/84	The City Council approved a request to Annex (A-0016-84) 79.1 acres (Ordinance #3145), including the subject site. The effective date of the Annexation was 11/16/84.
10/07/87	The City Council approved a request for a Plot Plan Review and a Rezoning (Z-0089-87) of 80 acres from N-U (Non-Urban) to C-V (Civic) and a 22,000 square-foot Health Sciences Center on property located on the southeast corner of Charleston Boulevard and Torrey Pines Drive. The Planning Commission and staff recommended approval on 09/22/87.
08/24/89	The Board of Zoning Adjustment approved a Variance (V-0086-89) to allow an after school child care facility in conjunction with an existing non-profit handicapped training center on property located at 6200 West Oakey Boulevard. Staff recommended approval of the request.
01/08/98	The Planning Commission approved a Site Development Plan Review [(Z-0089-87(1)] for a 15,400 square-foot one-story Radio Broadcast Facility on 1.52 acres and a Site Development Plan Review [Z-0089-87(2)] for a 107,000 square-foot four-story classroom building at the northeast corner of Del Rey Avenue and Torrey Pines Drive. Staff recommended approval of the request.
06/11/98	The Planning Commission approved a Site Development Plan Review [Z-0089-87(3)] for a 12,105 square-foot addition to an existing structure at the northeast corner of Del Rey Avenue and Torrey Pines Drive. Staff recommended approval of the request.
11/17/99	The City Council approved a Site Development Plan Review [Z-0089-87(4)] for a spotlight on an existing clock tower at 6375 West Charleston Boulevard. Staff recommended approval of the request.

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07/05/01	The City Council approved a request for a Site Development Plan Review [Z-0089-87(5)] for two soccer fields and a park on 7.18 acres at the northeast corner of Oakey Boulevard and Torrey Pines Drive. The Planning Commission and staff recommended approval on 06/14/01.
11/06/03	The Planning Commission approved a Site Development Plan Review (SDR-3139) for a 30,000 square-foot Community College facility adjacent to the northeast corner of Torrey Pines Drive and Oakey Boulevard.
12/18/03	The Planning Commission approved a Site Development Plan Review (SDR-3329) for a community college classroom building on 4.31 acres at 1289 South Torrey Pines Drive.
05/11/07	A Reversionary Map (PMP-21910) was submitted for the reversion to acreage of three lots on 75.82 acres at the southeast corner west of Torrey Pines Drive and Charleston Blvd. The map has not been recorded to date.
02/06/08	The City Council approved a Rezoning (ZON-25490) from R-E (Residence Estates) to C-V (Civic) on 6.89 acres adjacent to the west side of Community College Drive, approximately 750 feet south of Charleston Boulevard. The Planning Commission and staff recommended approval of the request.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no business licenses that relate to the subject site. There are also no building permits related to the Community College of Southern Nevada. Pursuant to NRS 27.580 Building Codes, which states that a governing body is not required to provide for the review of plans or the inspection of construction with respect to a structure of the University and Community College system.	
<b><i>Pre-Application Meeting</i></b>	
04/08/09	A pre-application meeting was completed on the indicated date. The following items were discussed at the meeting: <ul style="list-style-type: none"> <li>• The proposed 18,742 square-foot addition to an existing building.</li> <li>• Development requirements for a building located in a C-V (Civic) zoning district.</li> <li>• Relocation of existing landscaping to be displaced by the building addition.</li> </ul>
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Field Check</i></b>	
05/21/09	A field check was completed on the indicated date. The following items were noted on the field check. <ul style="list-style-type: none"> <li>• The existing classroom building, parking and associated College of Southern Nevada buildings were noted.</li> </ul>

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	75.82 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Community College of Southern Nevada Campus	PF (Public Facilities)	C-V (Civic)
North	Convenience Store, Retail and Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
South	Assisted Living Facility	SC (Service Commercial)	PD (Planned Development)
East	Lied Opportunity Center	PF (Public Facilities)	C-V (Civic)
West	Bonanza High School	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>	X		
C-V (Civic) District	X		Y
<b>Trails – (Pedestrian Path)</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## DEVELOPMENT STANDARDS

Pursuant to Title 19.06.020, the minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan review. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The subject site is located within a C-V (Civic) zoning district and as such, the minimum development standards have been established with the approval of the original Site Development Plan Review (SDR-3329). The Planning Commission approved a Site Development Plan Review (SDR-3329) for a community college classroom building on 12/18/03.

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*Pursuant to Title 19.06.020, the following standards are proposed. The table highlights the original Site Development Plan Review (SDR-3329) and the proposed addition.*

<i>Standard</i>	<i>Approved (Site Development Plan Review (SDR-3329))</i>	<i>Proposed</i>
Min. Lot Size	75.82 acre site	75.82 acre site
Min. Setbacks <ul style="list-style-type: none"> <li>• Front (Charleston Boulevard)</li> <li>• Side (East property line)</li> <li>• Corner (Torrey Pines Drive)</li> <li>• Rear (Oakey Boulevard)</li> </ul>	1465 Feet 133 Feet 540 Feet 526 Feet	1476 Feet 438 Feet 864 Feet 491 Feet
Max. Building Height	4 Stories (83 Feet)	2 Stories (41 Feet)
Trash Enclosure	Roofed, gated	Roofed, gated
Mech. Equipment	Screened	Screened

*Pursuant to Title 19.10, the following parking standards apply:*

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
College, University, or Seminary	18,742 square feet	1 space for every 4 students or trainees	N/A		3,071	56	Y
<b>TOTAL</b>	18,742 square feet		N/A		3,071	56	Y

**ANALYSIS**

- **Background**

The table below has been included as a reference, which compares the previously approved Site Development Plan Review (SDR-3329) to the subject Major Amendment of the approved Site Development Plan Review.

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<i>Standard</i>	<i>Approved (Site Development Plan Review (SDR-3329))</i>	<i>Proposed</i>
Min. Lot Size	75.82 acre site	75.82 acre site
Building Totals	2 Buildings total 138,516 SF (Classroom Building 53,150 SF and a Health and Science Building 85,366 SF)	1 Building addition of a 18,742 SF (Health and Science Building 85,366 SF)
Parking	3, 071 regular parking with 56 accessible parking spaces a part of CCSN campus	Addition of 194 regular parking spaces with 11 accessible parking spaces and the relocation of 12 handicapped accessible parking spaces
Min. Setbacks <ul style="list-style-type: none"> <li>• Front (Charleston Boulevard)</li> <li>• Side (East property line)</li> <li>• Corner (Torrey Pines Drive)</li> <li>• Rear (Oakey Boulevard)</li> </ul>	1465 Feet 133 Feet 540 Feet 526 Feet	1476 Feet 438 Feet 864 Feet 491 Feet
Max. Building Height	4 Stories (83 Feet)	2 Stories (41 Feet)
Trash Enclosure	Roofed, gated	Roofed, gated
Mech. Equipment	Screened	Screened

- **Site Plan**

One parcel houses the entire Community College of Southern Nevada site on a 75.82 acre site. The site plan indicates that the building is located on a central portion of the overall site, which houses an existing 85,366 square-foot Health and Sciences building, which is indicated as building “K”. The applicant is proposing to add 18,742 square feet to the existing building “K”. The proposed addition will house the Respiratory Nursing Program. The proposed addition is accessed from an internal drive known as Community College Drive, which bisects the property and is a 60-foot Private Street. The overall site is accessed from Torrey Pines Drive and Oakey Boulevard, both designated as 80-foot Secondary Collector and Charleston Boulevard designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways. A Pedestrian Path is also located adjacent to the site, which is located along Oakey Boulevard. The Pedestrian Path has been constructed and was approved as a part of General Plan Amendment (GPA-32130).

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- **Landscape Plan**

The proposed addition will displace several existing trees and shrubs on the subject site. The applicant has indicated that the majority of the trees and shrubs will be relocated on-site. The submitted landscape plan indicates the following; 24-inch box Acacia, Palo Verde, Ash, Mesquite, Elm, Pine and Mexican Fan Palms trees. The landscape plan also indicates a variety of large, medium and small shrubs on the subject site.

- **Elevations**

The elevations indicate a two-story 41-foot tall addition to the existing Health and Sciences building. The existing building is four-stories and 83 feet tall. The proposed addition will match the existing building's materials and colors. The submitted elevations do not indicate if any new mechanical equipment is to be provided. A condition of approval has been added, which requires all mechanical equipment to be properly screened.

- **Floor Plans**

The floor plans are typical of College type uses. The first floor indicates a variety of classrooms, labs and storage rooms. The second floor indicates a variety of offices, classrooms and break rooms.

## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed 18,742 square-foot addition is compatible with the previously approved classroom building "K" and other buildings on the campus. The proposed addition is also compatible with adjacent development and other development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed project is compatible with the General Plan, Title 19 and other City policies and standards for a development within a C-V (Civic) zoning district.

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**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed development will be accessed from both Community College Drive, which bisects the Community College of Southern Nevada campus between Oakey Drive and Charleston Boulevard, and via the internal campus driveways to Torrey Pines Drive to the west. Charleston Boulevard is designated as a 100-foot Primary Arterial, while Oakey Drive and Torrey Pines are both indicated as 80-foot Secondary Collectors on the Master Plan of Streets and Highways. The proposed project will have a minimal impact on existing traffic patterns in the immediate area.

**4. Building and landscape materials are appropriate for the area and for the City;**

The proposed addition to the existing classroom building is consistent in its overall design and compliments the other buildings within the Community College of Southern Nevada campus and the surrounding area. No additional landscaping is proposed as a part of this request.

**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The architecture, landscape and site design of the proposed project are harmonious and compatible with development in the area, as it is consistent with the previously approved building and overall appearance of the other buildings on the Community College of Southern Nevada campus.

**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed addition to the existing classroom building will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 12

**ASSEMBLY DISTRICT** 3

**SENATE DISTRICT** 8

**NOTICES MAILED** 342

**APPROVALS** 1

**PROTESTS** 0